

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: : Chapter 13
TERRACE DANIELS : Case No. 20-10357
Debtor.

ORDER

AND NOW, this 14th day of June, 2023, after consideration of the Motion to Sell Real Estate Free and Clear of Liens and Encumbrances pursuant to [11 U.S.C. Section 363\(f\)](#), responses thereto and the entire record, it is hereby ORDERED that the Motion is GRANTED. Distribution of sale proceeds shall be made in accordance with the attached, adjusted as of the closing date. The amount necessary to pay off the Chapter 13 Plan shall be paid to the Chapter 13 Standing Trustee at closing on the Property, and a copy of the fully-executed HUD is to be sent to the office of the Chapter 13 Standing Trustee within seven (7) days of closing.



J.

IN THE UNITED STATES BANKRUPTCY COURT
FOR EASTERN DISTRICT OF PENNSYLVANIA

IN RE: TERRACE DANIELS : CHAPTER 13
Debtor : NO. 20-10357

**ESTIMATED DISTRIBUTION AT CLOSING ON SALE OF DEBTOR'S
PROPERTY AT 220 GRANT AVENUE, JERSEY CITY, NJ 07305**

SETTLEMENT DATE: July 21, 2023
BUYERS: Jonathan Rodriguez and James Rodriguez
BROKER: Tonya Keyes, Keyes Red Door Realty
SELLER'S REAL ESTATE ATTORNEY Novlet Lawrence, Esquire
TITLE AGENT Vital Abstract, LLC

PURCHASE PRICE:	\$650,000.00	
BROKER'S COMMISSION:	\$ 19,500.00	
OTHER CLOSING COSTS:	\$ 7,870.00	
ESCROW FOR WATER/SEWER:	\$ 600.00	
ESTIMATED MORTGAGE PAYOFF (LOAN DEPOT, LLC)	\$ 223,781.65	
CHAPTER 13 PLAN PAYOFF:	\$ 44,382.00	
TOTAL	\$ 296,133.55	
BALANCE TO DEBTOR	\$ 353,866.45	